140.A	0002	0028.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	594,700	/	594,700
USE VALUE:	594,700	/	594,700
ASSESSED:	594,700	/	594,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RILEY TIMOTHY & MARIE
Owner 2:	
Owner 3:	
Street 1:	28 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OKEEFE CHRISTOPHER & MARY -
Owner 2:	-
Street 1:	28 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1067 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	592,300	2,400		594,700
Total Card	0.000	592,300	2,400		594,700
Total Parcel	0.000	592,300	2,400		594,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.36 /Parcel: 557.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

251161

GIS Ref

GIS Ref

Insp Date

11/18/18

!14871!

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0002-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	592,300	2400	.		594,700		Year end	12/23/2021
2021	102	FV	575,300	2400	.		577,700		Year End Roll	12/10/2020
2020	102	FV	566,800	2400	.		569,200	569,200	Year End Roll	12/18/2019
2019	102	FV	440,800	2400	.		443,200	443,200	Year End Roll	1/3/2019
2018	102	FV	389,700	2400	.		392,100	392,100	Year End Roll	12/20/2017
2017	102	FV	355,200	2400	.		357,600	357,600	Year End Roll	1/3/2017
2016	102	FV	355,200	2400	.		357,600	357,600	Year End	1/4/2016
2015	102	FV	322,900	2400	.		325,300	325,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:47:30

LAST REV

Date	Time
11/18/19	09:59:37
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OKEEFE CHRISTOP	71761-355	2	10/18/2018		611,000	No	No		
DOYLE EUGENE M,	61095-484		1/30/2013		395,000	No	No		
COILEY WILLIAM	50732-447		2/15/2008		345,000	No	No		
ROBINSON PAUL A	45876-291		8/16/2005		390,000	No	No		
ROBINSON PAUL A	38875-001		4/22/2003	Family	1	No	No		

USER DEFINED

Prior Id # 1:	89914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2009	636	Wood Dec						
7/10/2009	577	Re-Roof	8,000					
4/19/2005	257	Manual	600					re-roof garage

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	SQ Returned	JO	Jenny O
11/18/2018	Measured	DGM	D Mann
6/10/2004	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7552																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98882198
Adj $ / SQ:	407.147
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620880
Depreciation:	28560
Depreciated Total:	592319

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	470.26
Special Features:	0	Val/Su Net:	432.02
Final Total:	592300	Val/Su SzAd	555.11

SKETCH

UnSketched SubAreas:
GLA: 1067,
BMT: 304,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,067	407.150	434,426
BMT	Basement	304	122.140	37,132

Net Sketched Area:	1,371			Total:	471,558
Size Ad	1067	Gross Area	1371	FinArea	1067

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.A-0002-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10 X 10	A	AV	1923	40.00	T	40	102			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:	Total: 2,400